

C I T Y P L A N N I N G C O M M I S S I O N M I N U T E S

F E B R U A R Y 1 7 , 2 0 0 5

A study session of the City Planning Commission convened Thursday, February 17, 2005, at 12:00pm in the City Council Meeting Room, 333 W. Ocean Boulevard, to discuss the Draft Environmental Impact Report for Long Beach Memorial Hospital.

The regular meeting of the City Planning Commission convened Thursday, February 17, 2005, at 1:30pm in the City Council Chambers, 333 W. Ocean Boulevard.

PRESENT: COMMISSIONERS: Charles Winn, Charles Greenberg,
Nick Sramek, Leslie Gentile,
Matthew Jenkins, Mitch Rouse

ABSENT: EXCUSED: Morton Stuhlbarg

CHAIRMAN: Matthew Jenkins

STAFF MEMBERS PRESENT: Fady Mattar, Acting Director
Greg Carpenter, Planning Manager
Carolyn Bihn, Zoning Officer
Angela Reynolds, Advance Planning Officer
Derek Burnham, Planner

OTHERS PRESENT: Mike Mais, Assistant City Attorney
Marcia Gold, Minutes Clerk

P L E D G E O F A L L E G I A N C E

Commissioner Gentile led the pledge of allegiance.

S W E A R I N G O F W I T N E S S E S

C O N S E N T C A L E N D A R

The consent calendar was approved as presented by staff on a motion by Commissioner Winn, seconded by Commissioner Sramek and passed 6-0. Commissioner Stuhlbarg was absent.

1A. Case No. 0411-09, Administrative Use Permit, CE 04-232

Applicant: Basic Fibres, Inc.
Mayra Romero, Representative
Subject Site: 2500-2520 Santa Fe Ave. (Council District 7)
Description: An Administrative Use Permit to allow the operation of a recycling collection center for cans and bottles (staff attended).

Continued the item to April 21, 2005.

1B. Historic Landmark Designation

Applicant: Cultural Heritage Commission
Subject Site: 153 - 12th Street (Council District 1)
Description: Historic Landmark Designation for the Delker House, constructed 1909.

Recommended that the Long Beach City Council adopt an ordinance designating the Delker House as a Long Beach Historic Landmark.

R E G U L A R A G E N D A

2. Case No. 0412-19, Conditional Use Permit

Applicant: Lyon Realty Advisors c/o Ron Cole
Subject Site: 1900 E. Ocean Boulevard (Council District 3)
Description: Local Coastal Development Permit and Conditional Use Permit for alcoholic beverage sales for off-premises consumption at an existing café/delicatessen within an apartment building in the Ocean Boulevard Planned Development District (PD-5).

Derek Burnham presented the staff report recommending approval of the permit since small-scale accessory commercial uses were desirable amenities for apartment buildings, and because the proposed use would not have significant adverse effects on the community and positive findings could be made to support the request.

Ron Cole, Lyon Development 4901 Birch Street, Newport Beach, 92660, applicant, stated that any noise created by the use would be kept low, and no alcohol would be served on site. He also noted that building security was able to handle complaints any time of day or night.

Shannon O'Hara, 6147 E. Teton, Orange, General Manager of the apartment complex, stated a meeting was scheduled between the two building associations to resolve drainage and noise issues, and that the residents in the adjacent building had phone numbers to call with any problems at any time.

Al Kinsel, 25-15th Place, President, Palacio del Mar Homeowners Association, said they needed to get immediate action when they had a complaint against the applicant, and he felt granting of the license would exacerbate noise issues. Mr. Kinsel asked that the item be continued to allow them to have a more detailed discussion with the applicant.

Commissioner Greenberg said to Mr. Kinsel that most of the listed concerns in the letter from their attorney did not have anything to do with this specific request for a Conditional Use Permit, and therefore could not be addressed by the Commission.

In response to a query from Commissioner Gentile, Ms. O'Hara stated that the hours of operation of the café were 8am to 9pm. She also noted that complaints from the adjacent homeowners' association regarded drainage and palm trees but not noise, and that they had moved the palm trees as requested.

Commissioner Winn agreed that granting the CUP would not exacerbate the situation, and that a more effective deterrent would be any kind of action by the Police Department.

Commissioner Greenberg moved to approve the Conditional Use Permit, subject to conditions of approval. Commissioner Winn seconded the motion, which passed 6-0. Commissioner Stuhlbarg was absent.

M A T T E R S F R O M T H E A U D I E N C E

There were no matters from the audience.

M A T T E R S F R O M T H E D E P A R T M E N T O F P L A N N I N G A N D B U I L D I N G

Greg Carpenter noted two City Council actions that included denial of a Commission-recommended approval on the self storage facility at 4100 Cherry; and a denial of the two-unit conversion on Pacific, on which the Commission had recorded a tie vote.

Regarding the General Plan update, Angela Reynolds noted that there would be a citywide workshop during which the cluster

groups would make their presentation. Ms. Reynolds also noted that a lawsuit had been filed by the Lakewood Village Homeowners Association to challenge the approval of the Boeing project.

**M A T T E R S F R O M T H E P L A N N I N G
C O M M I S S I O N**

There were no matters from the Planning Commission.

A D J O U R N

The meeting adjourned at 2:08pm.

Respectfully submitted,

Marcia Gold
Minutes Clerk